



February 9, 2018

Honorable Commissioners
West Los Angeles Area Planning Commission
200 N. Spring Street, Room 532
Los Angeles, CA 90012

RE: ORIGINAL APPLICANT - RESPONSE TO APPEAL
DIR-2017-2942-DRB-SPP-1A, ENV-2017-2943-CE
1099 Westwood Boulevard

Dear President Margulies, Commissioner Newhouse, Commissioner Halper, Commissioner Morocco and Commissioner Rozman,

I am the authorized agent representing the original applicant, Artisanal Brewers Collective, LLC in the above-referenced case.

For the record, we support the original determination DIR-2017-2942-DRB-SPP as written and conditioned, including the ENV-2017-2943-CE finding.

In response to the cause of the appeal we offer the following:

The request clause under DIR-2017-2942-DRB-SPP did not include façade work:

The Design Review Board and Planning Director did not err in their approval. DIR-2017-2942-DRB-SPP only covers the outdoor patio dining area, signage and mechanical screen. These 3 items are required to open on time and do not alter the façade of a Historic Cultural Monument.

The applicant always had an interest to restoring the east-facing window altered by prior tenants, however, as the restaurant can open without the window restoration and requires a specialist contractor, Historic Consultant evaluation, evaluation by the Office of Historic



Resources and Certificate of Appropriateness, the window was not a top timing priority and filed separately.

DIR-2017-2942-DRB-SPP does not include a request to alter the façade. Therefore, façade alterations were not included on the application or hearing notice, nor could the Design Review Board or Planning Department have approved or required façade improvements without said due process and environmental assessment of façade improvements.

We have provided the appropriate remedy for Mr. Sann's concern by proceeding in good faith with a window restoration application to the Planning Department so it may be properly noticed, reviewed and determination issued. The plans have been prepared in consultation with our Historic Consultant and approved by the Office of Historic Resources. The proposed window restoration design approved by the Office of Historic Resources has been presented to the Westwood Neighborhood Council Land Use Committee on January 10th, who thanked the applicant for the good faith progress update and took no action on the matter. The complete plan package is pending review and approval by the Westwood Village Specific Planner, and assuming they approve the plan set, will issue their Planning Referral form clearing us to file in time for our scheduled filing appointment on February 22, 2018.

All parties are in agreement that it would be a nice benefit for this important Historic Cultural Monument to have the eastern window restored. The applicant has documented progress accordingly to the satisfaction of the Neighborhood Council. The subject appeal is not the appropriate mechanism to force the applicant to file a window restoration application that is already in progress.

No Certificate of Appropriateness is required for the scope of the DIR-2017-2942-DRB-SPP application:

Per the attached Exhibit A, a September 6, 2017 letter was provided to the Planning Department and the Design Review Board for DIR-2017-2942-DRB-SPP by a qualified historical consultant stating that, "The applicant proposes several non-impactful and fully reversible improvements that would achieve project goals while protecting the historical resource, including three small sign installations, replacement of the existing patio dining area, and construction of an equipment screen for necessary brewery equipment... As the result of our

investigations, ESA found that none of the proposed modifications would adversely impact the character-defining features of the historic building. The Project would retain and preserve all the character-defining features of the building and it would not remove or damage any features. The Project is respectful of the historic building and is compatible in design and fully reversible. The Project appears to be fully in conformance with the all ten of the Secretary of the Interior's Standards for Rehabilitation, and would protect the eligibility of the property as a historical resource. After Project completion, the subject property would continue to retain its Historic Cultural Monument designation. Therefore, the Project would have no adverse impact (less than significant) pursuant to CEQA, and no further evaluation or mitigation measures are necessary."

The Office of Historic Resources agreed with the evaluation and no Certificate of Appropriateness was required for DIR-2017-2942-DRB-SPP.

The Westwood Neighborhood Council Land Use Committee and Board have no opposition to the final approved Exhibit A plan set for the signage, patio and mechanical screen approved under DIR-2017-2942-DRB-SPP.

On November 8, 2017, the applicants did a courtesy update presentation to the Westwood Neighborhood Council Land Use Committee and Board, walking them through the final Exhibit A plan set approved by the Design Review Board and Planning Department. We showed them where we were able to incorporate their requests/recommendation into the signage, patio and mechanical screen designs and where the plans were modified as required by the Design Review Board experts and Specific Planner to meet the requirements of the Specific Plan. We also advised that the window restoration would be filed under a separate application and agreed to come back to do a progress update on that application on January 10, 2018. They expressed support for the signage, mechanical screen and patio final design approved under DIR-2017-2942-DRB-SPP. As it was an informational, courtesy update, no vote on those plans were requested or required.

The motion referenced by Steve Sann's appeal adopted on November 18th was, "BE IT RESOLVED, THAT the Westwood Neighborhood Council wants Artisanal Brewers Collective, L.L.C. (ABC), Applicant, to submit a repair and restoration plan for project review and approval by the Westwood Community Design Review Board (DRB), and to obtain a Certificate of

Appropriateness (COA) from the Director of Planning upon recommendation by the Westwood DRB, that removes the damaged lower portion of the original monumental and multi-paned arched window in the main portion of the Janss Dome Building facing Westwood Boulevard, and replaces this altered plate glass section with new steel multi-paned windows to match the original design that conforms with the Westwood Village Specific Plan's provisions, the Secretary of the Interior's Standards for Rehabilitation; and the City of Los Angeles Office of Historic Preservation requirements. ... and that the Applicant return to our LUPC on January 10, 2018 with a status report and submit the same package to us for review as that submitted for this project submitted to the City of Los Angeles and Westwood Design Review Board."

They did not take any position in opposition to DIR-2017-2942-DRB-SPP's approved signage, patio and mechanical screen, nor did they vote to support an appeal of DIR-2017-2942-DRB-SPP.

They only expressed a desire for us to file for the window restoration and we have agreed to do so, proceeding accordingly.

Door:

The applicant has removed and replaced doors so as to not damage them while loading equipment into the interior of the tenant space. There have been no citations issued for inappropriate work on site.

SUMMARY:

Our response can be summarized by the following:

1. The Director of Planning did not err in approving DIR-2017-2942-DRB-SPP.
2. The scope of work / request clause for the application does not include façade modifications.
3. The scope of work did not merit a Certificate of Appropriateness.
4. Upholding the appeal would not be an appropriate remedy for the Appellant. The appropriate remedy is the one being implemented by the Applicant, who is proceeding in good faith with the window application in coordination and communication with the Neighborhood Council, Office of Historic Resources and Specific Planner.



5. The doors were removed to protect them, and put back in place once necessary equipment had been moved inside.

We fully support the grant and request that the Area Planning Commission uphold the Director's determination.

We greatly appreciate your time and attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Margaret Taylor', with a long horizontal flourish extending to the right.

Margaret Taylor, Apex LA

Authorized Agent for Original Applicant, Artisanal Brewer's Collective, LLC

Attachment: September 6, 2017 Historic Consultant Letter



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September 6, 2017

Westwood Community Design Review Board
Staff Contact: Matthew Quan
Council District Office (CD#5)
822 S. Roberston Blvd., Suite 102
Los Angeles, CA 90035

Department of City Planning
City Hall, Room 721
200 N. Spring Street
Los Angeles, CA 90012

Subject: DIR-2017-2942-DRB-SPP 1099 Westwood Boulevard – Final Review

Dear Westwood Community Design Review Board Members:

ESA was commissioned by the applicant to review of the proposed Project located at 1045-1099 Westwood Boulevard, Los Angeles, CA 90024 for potential impacts to historical resources. ESA conducted a site visit on August 15, 2017, and reviewed the Project plans by Anthony Eckelberry, Architect, Architectural Design Studio, Inc., to assess potential impacts on historical resources pursuant to CEQA 15064.5. The subject property, known as the Janss Investment Company Building, is a designated City of Los Angeles Historic Cultural Monument No. LA-364 (listed 6/21/1988), it is situated within the Westwood Community Plan Area and requires historic preservation review. Constructed in 1930 and designed by notable architect Allison & Allison, the building was recorded in SurveyLA with a 5S1 CHR status code as a distinctive architectural-type specimen of Spanish Colonial Revival architecture, and was the headquarters of the Janss Investment Company, a prominent Los Angeles-based real estate development company that developed the Westwood Village commercial corridor.

The applicant proposes several non-impactful and fully reversible improvements that would achieve project goals while protecting the historical resource, including three small sign installations, replacement of the existing patio dining area, and construction of an equipment screen for necessary brewery equipment, as follows:

- One wall sign would be attached to the pediment over the main entrance arch in the location of an existing sign; the new sign shall not physically damage the historic building fabric; it shall be fully reversible, modest in size, and compatible in proportion and appearance so that it does not detract from the appearance of the pediment and archway.
- One small business identification sign is proposed to be affixed to the metal rail on the window above the front entrance. It shall not physically damage the historic window, shall be fully reversible, and compatible in design, proportion and appearance so that it does not detract from the character-defining features and appearance of the window and front entrance.
- One small village pedestrian sign shall be attached to the exterior of the building, and shall be affixed to the building using the gentlest, least invasive means possible, and shall be fully reversible.



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- The existing exterior patio dining area would be replaced with a new, more compatible dining area that is lower in profile to reveal more of the historic building, and is compatible in design and color with the existing building. The new patio dining shall be free standing, supported upon an adjustable pedestal system, and fully reversible. The patio shall not be physically attached to the building, and shall not physically damage the historic building.
- A new stucco screen wall would be installed to visually obscure a new mechanical unit necessary for brewery functions. The new stucco screen will be painted to match the historic building.
- The project would remove fabric trim in the underside of the arches on each side of the main entrance. These are later non-original additions and their remove would enhance the historic appearance of the building and would have no adverse impact.

As the result of our investigations, ESA found that none of the proposed modifications would adversely impact the character-defining features of the historic building. The Project would retain and preserve all the character-defining features of the building and it would not remove or damage any features. The Project is respectful of the historic building and is compatible in design and fully reversible. The Project appears to be fully in conformance with the all ten of the Secretary of the Interior's Standards for Rehabilitation, and would protect the eligibility of the property as a historical resource. After Project completion, the subject property would continue to retain its Historic Cultural Monument designation. Therefore, the Project would have no adverse impact (less than significant) pursuant to CEQA, and no further evaluation or mitigation measures are necessary.

Sincerely,

A handwritten signature in black ink, reading "Margarita Jerabek". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Margarita Jerabek, Ph.D.
Director of Historic Resources

Existing Conditions Photographs	ESA August 15, 2017
 <p>Figure 1. Existing wall sign on pediment above entrance arch, view to north</p>	 <p>Figure 2. Original windows at entrance showing future location of business identification sign, view to north</p>
 <p>Figure 3. General view, Janss Investment Company Building showing existing patio dining area that would be replaced, view to northeast</p>	 <p>Figure 4. Location of proposed patio dining area to replace existing, and current appearance of existing building, view to east</p>